

Minutes of the Regular Meeting of the Buena Vista Planning and Zoning Commission

October 19, 2016

CALL TO ORDER

A regular meeting of the Planning and Zoning Commission was called to order at 6:01 p.m., Wednesday, October 19, 2016 at Buena Vista Community Center, 715 E Main Street, Buena Vista, Colorado by Acting Chair Annie Davis. Also present were Commissioners Estes Banks and Tim Bliss, and Alternate Commissioner Lynn Schultz-Writsel. Vice Chair Preston Larimer arrived later in the meeting. Staff Present: Principal Planner Mark Doering, Planner I Scott Reynolds, and Planning Technician Jill Abrell.

PLEDGE OF ALLEGIANCE

Acting Chair Davis led in the Pledge of Allegiance.

ROLL CALL

Abrell proceeded with the roll call and declared a quorum.

AGENDA ADOPTION

Davis called for approval of the agenda. **Motion #1** by Bliss seconded by Banks to adopt the agenda as presented. Motion carried.

APPROVAL OF MINUTES

Bliss motioned for approval of the October 5, 2016 minutes. **Motion #2** was seconded by Schultz-Writsel. Motion carried.

PUBLIC COMMENT

Davis opened the public comment portion of the hearing at 6:03 p.m. With no comments received, the public comment portion of the hearing was closed at 6:04 p.m.

NEW BUSINESS

Recreation Master Plan

Emily Osborn, Recreation Supervisor for the Town of Buena Vista, rose to present to the Commission the Recreation Master Plan. She was joined by Ashley Davis, Recreation Program Coordinator. Osborn noted that the Recreation Master Plan was last updated in 2011 and that since most of those goals had been met, they decided to make a set of new goals. Osborn stated that the mission of the Recreation Department is to facilitate affordable and inclusive recreation services that meet the needs of the community. She noted that they offered a diversity of programs and held special events in addition to supporting special events that were hosted by the community. She mentioned that they have a Recreation Advisory Board that meets one time a month. Osborne noted that the Town had several existing parks which both the Recreation Advisory Board and Recreation Department hoped to maintain and prioritize above creating new facilities.

Osborne then noted the short term improvements as outlined in the Recreation Master Plan, including improvements to the community center, baseball field, Sunset Vista IV, and a community garden sponsored by Madison House. She also noted that the Miracle on Ice Practice Rink was listed as a new goal and that they are trying to find the best location for it but that it has already been purchased. Osborne continued by stating that the next priority to create a Master Plan for the Rodeo Grounds that would help address safety issues.

Osborne noted that some of the necessary upgrades for the Community Center were new blinds, carpet, and tile, and eventually new roofing. She noted improvements to the Skate Park would be to expand the concrete to create a better entry. She continued by stating that White Water Park improvements always included \$3,500 that was donated and a \$3,500 match from the Town and that the money was used for mitigation and maintenance. Osborne then went on to state that they usually hold Concerts in the Park at McPhelemy Park but that at times they have last minute location changes due to weather which hurts attendance. She noted one of the goals is to have coverage at the park or to be able to set up a tent. Finally, she noted that in the design for the Splash Park, there was an idea to have a shade structure and that they would like to include that addition in the budget for next year.

Osborne then discussed long range improvements and noted that there is a need for a gym. She explained that the Town currently uses the gyms at schools in the community, but with school programs and recreation programs both growing, the Town needs its own gym to avoid timing problems. She noted the Community Center was listed again for a long-range goal because it was something that would continually need improvements. Osborne stated that the Skating Rink was also listed as a long-range goal as the plan is to complete it in phases, including later adding a shade structure and adding lights.

Osborne noted that Millie Crymble Park would likely need some improvements in next five years and that Forest Square Park has issues with the tree roots destroying the concrete of the basketball court. She noted that they hoped to possibly reposition the concrete slab or create a new concrete slab in the future. She stated that the pickle ball program growing and would Recreation Department would like some outdoor pickle ball courts, and that those could potential be a part of Forest Square Park. Finally, she noted that there is money dedicated to Sunset Vista IV, but since the subdivision currently does not have infrastructure, it's not a top priority for the Recreation Advisory Board.

Osborne concluded by requesting that the Planning and Zoning Commission recommend to the Board of Trustees approval of the Recreation Master Plan.

Davis noted that she was impressed with the plan. Banks asked for greater detail regarding what all a new gym would encompass. Ashley Davis responded that the gym facility would start as two basketball courts that could be used for four volleyball courts, indoor soccer, and pickle ball. She stated that the intention is to build in phases and later add work out equipment and a track. Banks recommended that it be called a multipurpose athletic facility instead of a gym. Banks also recommended that they budget for a Zamboni for the skating rink. He also noted that there was potential to host baseball tournaments in Buena Vista if the Town had better and more fields, at least four, for baseball and softball. He noted that Cooperstown would be a good example to look at for baseball fields and tournaments.

Larimer questioned how the Recreation Department and School District collaborate and inquired if the school bond issue would affect the needs of the Recreation Department. Ashley Davis responded that a new gym would not fix the issue as there are still problems with the timing of programs but she also noted that a new gym would eliminate some of the strain on the Recreation Department. She noted that both entities had programs that were growing too fast for a new gym to be a complete answer. Larimer

followed up by asking about the existing slab near the Community Center. He wondered if it could be used for pickle ball since it cannot be used for the skating rink. Osborne noted that the existing concrete slab would have to be expanded but it is plausible; she stated that it would have had to have been doubled for the skating rink which isn't possible.

Banks inquired about potential locations for the skating rink. Osborne responded that there is an area near the dog park which would only slightly change the dog park. She noted concern of not wanting to build it in a location where a potential recreation center could go.

Bliss inquired how the skating rink priority level was determined. Ashley Davis responded that two years ago, an inventory was done of all existing facilities and of all that needed to be accomplished by staff and the Recreation Advisory Board. From there, things were ranked, and priorities were determined based upon those rankings, available funding, and existing facility space.

Bliss followed up by asking about the feasibility of putting a skating rink where it would have to be shaded to be kept frozen. He noted that it seemed like a lot of money for a skating rink. Osborne commented that the priorities also depend on existing funding in addition to how well the projects are championed by community members.

Larimer asked for clarification regarding if priority referred to what was wanted the most or what would be constructed first. Osborne responded that priorities were based upon the desires of the Recreation Department and the Recreation Advisory Board, but that what gets funded and the actual approved priority list is the responsibility of the Board of Trustees to determine. Ashley Davis added that whatever has more community support and is championed usually gets done first. She noted with the last Recreation Master Plan, some of the projects that were lower priority, such as the dog park, were done first because they had community support and community members raising money to ensure it was accomplished.

Larimer asked if there was any progress on the old gymnasium behind court house. Osborne stated that they are waiting for a final report to see what work needs to be done or if it simply has to be condemned. Bliss asked when the results would be done. Osborne replied that they were expecting to have the report next month, but that Emily Katsimpalis, Assistant to the Town Administrator, was working with them. Bliss noted that that would be after the Recreation Master Plan gained approval.

Schultz-Writsel inquired about fundraising efforts for the skating rink. Osborne stated that they had raised about \$6,000 in individual donations and that Eddyline would be donating profits from a fundraising dinner. She also noted the potential for additional fundraisers. Osborne added that this year the Recreation Department is working on a GOCO grant for the baseball field but they are considering applying for a GOCO grant next year for the skating rink. She explained that they did not do both this year as they did not want the projects to compete with each other. She stated that Paul Moltz of ACA will work with the Town to provide a good price for the concrete and that they have a company that is willing to donate their time and pour the concrete pro bono.

Larimer inquired if, once completed, the rink would be similar to the one in Gunnison. Osborne replied that it would happen in phases, the first one being to pour the slab and install the skating rink. The second phase would be making it ice and add a shade structure, and phase three would include adding in lights and possibly a building. Banks noted that an ice rink will draw people and that he believed it would be used all 12 months of the year. Larimer followed up by noting concern with the feasibility of having an ice rink in the winter without refrigeration and that perhaps more studies should be completed. Osborne

noted that even if it doesn't become an ice skating rink, that it will still be a skating rink and provide recreational opportunities.

Doering noted that the Recreation Master Plan came in front of Planning and Zoning Commission in order to keep them in the loop since it is related to planning for the Town and to garner support for the Recreation Department to present to the Board of Trustees so they know the Commission did have a chance to review it.

Banks inquired where we stand with a recreation center. Osborne responded that first we need to create a recreation district which would have a slight tax increase and would need to be voted on. She stated that with the school bond on the ballot this year, they held off on the recreation district as that would be the same district and they did not want to compete with the bond issue. She noted that the outcome of the school bond will affect the possibility of a recreation district. She stated that if they do decide to move forward with it, they will create a subcommittee and it will go to vote. If approved, they can create a recreation district and then a recreation center.

Bliss inquired if there will be community input on the prioritization of goals for the Recreation Department. Ashley Davis replied that input comes from members who have a project and who want to champion their project. She added that the Recreation Advisory Board is made up of community members who are involved and bring stuff that they feel are wanted in the community. Osborne clarified that the board is made up of seven members and two alternates.

Bliss commented that he supported the ideas that were put forth and that he believes the Recreation Advisory Board had done a good job and utilized their resources well.

With no further discussion, Larimer motioned to recommend to the Board of Trustees approval the 2016 Buena Vista Recreation Master Plan. Bliss seconded and **Motion #3** carried unanimously.

Osborne thanked the Commission for their time and noted that Recreation Advisory Board meetings are 7:30 a.m., the second Wednesday of every month in the Aspen Room if they would ever like to attend.

R-3 Zone Changes

Doering then presented the proposed amendments to the dimensional requirements for the R-3 high density zone district. Doering noted that these requirements are listed in Section 16-245 of the Municipal Code.

Doering began by reviewing the three different residential zone districts in Town:

1. R-1 low density. Doering noted that this zone district is meant for fairly large lots and fairly large homes but homes that aren't that tall. He noted that these are largely lots on the west side of Town and that the principal use in this zone district is for single family residential (SFR) detached dwelling units;
2. R-2 general density. Doering stated that the principal use for the R-2 zone district is residential but that this zone does allow for greater coverage and higher density due to smaller lot sizes;
3. R-3 high density. Doering noted that the R-3 zone district was established to provide not only for SFR but also Multi-Family Residential (MFR) which allows for denser development to occur.

Doering explained the reasoning behind the proposed changes. He noted that the Comprehensive Plan dedicates Chapter 4 to housing and discusses the need for housing and for various types of housing. He

noted that it can be financially difficult to live in Buena Vista and that finding housing is also a challenge. He noted that there is not a lot currently on the market for sale and even less available for rent. Doering noted that there are potential roadblocks that don't incentivize new development and that one of the first goals listed in Chapter 4 of the Comprehensive Plan is the development of a range of housing types. He stated that staff review found that the R-3 zone district doesn't have dimensional requirements that encourage high density development.

Doering then discussed the three different areas zoned R-3 in Buena Vista:

1. TriVista, a subdivision that currently has nine units built out of a possible 63. He noted that they are triplexes that have condominium ownership, so they are made up of three buildings per unit. He reiterated that only three buildings out of 31 possible buildings have been constructed.
2. Adobe Village apartments, which were developed as multifamily apartments.
3. Mountain View Addition #2 subdivision, which is currently mostly vacant except for a couple of apartment buildings at the end of Antero Circle.

He summarized by stating that there are not a lot of areas zoned R-3, and of the ones that are, there has not been much development.

Doering then reviewed definitions of lot width, lot area, and lot coverage. He noted that all three zone districts have a lot width of 65 feet, so the R-3 dimensional requirement does not allow for higher density as intended. He commented that the business zone districts and the Old Town Overlay district allow for 25 foot wide lots. Doering stated that the R-1 zone district has a minimum lot area of 6,500 square feet but that both the R-2 and R-3 zone districts have a minimum lot area of 6,000 square feet thus providing no advantage to the R-3 zone district. Doering explained that lot coverage is the percentage of the lot that is allowed to be built upon. He then explained setbacks and requirements.

Doering continued by reviewing different dwelling types. He noted that a two-family or duplex dwelling allows for two families on one property and that multifamily allows for three or more dwelling units on a property such as an apartment or condominium. He commented that row houses and townhouses are situated in a row and built wall to wall with firewalls to prevent damage.

Doering then showed the dimensional requirements listed in Section 16-245 of the Municipal Code and highlighted the R-3 section, noting that there is no density gained with the requirements shown for lot size or lot width. He stated that the dimensional requirements do not match the intent of the zone district. He clarified that row houses are allowed on smaller lots since they are built wall to wall and discussed the setback requirements for row houses. He noted the differences of requirements for lots zoned R-3 Crossman's Addition (CA) and R-3 Old Town (OT).

Doering stated that the proposed new standards would allow for more density with smaller lot sizes, a minimum lot width of 25 feet, changes to the setbacks, and increased allowable maximum coverage. He then showed an updated proposed table with the proposed changes to the dimensional requirements. He reviewed proposed changes to the requirements for row houses and discussed how these changes would distinguish between interior and exterior units. He noted that these changes allow for narrower units and greater density.

Doering reviewed the proposed changes to the R-3 dimensional requirements for Crossman's Addition, noting that currently there is no property zoned R-3 CA. He stated that there are no proposed changes to the dimensional requirements of R-3 OT.

Doering discussed additional provisions that were added that address row houses, minimum lot widths, and setbacks. He noted that with these proposed changes, no windows would be allowed on row houses that were built on property lines as there are fire separation requirements.

Doering summarized by stating that staff is proposing changes that would include smaller lot and tighter setbacks which would allow for more development of high density residential. He stated that staff does recommend that the Planning and Zoning Commission make a recommendation to the Board of Trustees that these regulations are worth changing.

Bliss inquired if any area other than Mountain View Addition would be affected by these changes. Doering replied that presently, this would have the greatest impact on development in Mountain View but noted that TriVista is not completed and so they could fall under these new regulations. He added that TriVista has a condominium association that could also affect dimensional requirements.

Davis opened the discussion for public comment.

Dan Cooper of 17570 Trout Circle, Buena Vista, rose to address the Commission. He stated he was with Century 21 and that he has been working on affordable housing for the past two years. In 2015, Mr. Cooper helped present for the Affordable Housing Task Force to the Board of Trustees which outlined four actions to take. He stated that the recommendation was approved unanimously. Mr. Cooper reviewed the barriers to a vigorous affordable housing program, stating that they included sentiment from community members, noting the problem with the "not in my back yard" (NIMBY) sentiment; he noted that the newspaper was helpful in addressing this issue by discussing the "faces" of affordable housing, which would include people with professions such as teachers and firefighters. He continued by stating that another barrier was advocacy from the Commission, which should be a strong advocate and create policy tools to be approved by the Board of Trustees; funding for infrastructure and incentives to encourage private developers; and community outreach to let community members know that the Buena Vista Administrator and the Board of Trustees encourage people to come forward with ideas for partnerships when land use code is being devised.

Mr. Cooper continued by stating that since then, there have been some results. He stated that several months ago, he spoke to the Board of Trustees about the land swap, of which he was very supportive. He commented that the cost of infrastructure was the biggest barrier at that point. He noted the cost of infrastructure for different development sizes and commented that given the expense of infrastructure, the best way to create affordable housing is with increased density. He supported staff's proposals and stated that what is being proposed with these R-3 changes takes that into consideration. He added that the townhouse and row house concepts were an important aspect. Mr. Cooper stated support for Brandy Reitter, Town Administrator, and her staff, along with the Board of Trustees, and applauded their efforts for providing a continuum of options for affordable housing and noted that Buena Vista is ahead of neighboring communities when it comes to addressing this issue. Mr. Cooper then passed around a Housing Continuum graph (attached to minutes). He noted that Chaffee County Habitat for Humanity (HfH) is considering expanding their program but commented that both HfH and Urban Inc. are for the lower half of the continuum, and that the proposed Farm Subdivision would address affordable housing at the higher end of the continuum.

Mr. Cooper stated that the Housing Continuum Chart was presented by Wendell Pryor at the last Chaffee County Housing Initiative. Mr. Cooper stated that initiatives and being able to work together are allowing

Buena Vista to progress in a way that is not going to cost a significant amount of money to the Town and encourage development in a business-friendly manner.

Davis thanked Mr. Cooper for his hard work.

Charlie Chupp of 18360 Camino del Norte in Buena rose to address the Commission. Mr. Chupp owns Mountain View Addition #2 and would like to work with the portion of the market that is 70-125% of the median income. He stated that his focus is to create high quality neighborhoods and not just housing, but that he wanted the houses to be individually owned and affordable to the workforce. Mr. Chupp noted that he moved here about three and a half years ago and noticed a massive summer influx but that there was no sustainability through the winter. He commented that Buena Vista has grown a lot since then. Mr. Chupp stated his desire to find a way for people to afford to live here, and not just have the options of high cost or low quality housing. He noted that he would like to help take away obstacles to address this. Mr. Chupp commented that with his background in manufacturing and construction, he analyzed the whole value process and looked at how to create a great product at an affordable price. He declared that the municipal code is a critical part of the process. Mr. Chupp explained that when the cost of infrastructure is high, it creates high costs when the code doesn't allow for much development on a single lot, leading to a lack of affordable housing. He noted that he and Mr. Cooper, and the others they have been working with, are focused on three basic things: high quality, well designed homes; architecturally interesting designs and not just block buildings; and making it fee simple, which allows an individual to buy the house and the land instead of focusing on rentals or condominiums. He stated that there is a demand to sell houses year round and that this will help the Town solve the housing crisis. He concluded by stating his support for the proposed changes and for the Town's efforts to provide affordable housing.

The Commission then discussed the proposed changes. Banks agreed that the changes to the code need to be made but inquired about the 15 foot proposed setback. Doering replied that 15 foot is a minimum setback requirement and clarified that this was not to encourage tiny homes.

Schultz-Writsel added that so-called "Muse Houses," seen in places such as Baltimore and Alexandria, Virginia, are narrow but they provide high density housing and utilizes the property efficiently.

Doering clarified that the Town is not proposing changes to the allowed uses, strictly the dimensional requirements of the R-3 zone district.

Banks commented that very few if any condominiums are being built. Doering commented that condominiums are one of the most debated items in the state. He explained that due to the laws of state, developers don't want to build condominiums because the Common Ownership Interest Act could open them up to being sued. In addition, banks do not want to fund condominium projects.

Larimer inquired how staff reached the proposed numbers for the updated dimensional requirements. Doering replied that the proposed lot size is based off of OT lot sizes and that the minimum lot width is also based on the historic 25 foot wide lot. He added that staff would like to increase the amount of maximum building coverage and that those numbers were based off of proposed lot size and setbacks. Banks inquired about height requirements. Doering responded that staff is not proposing to change the maximum allowed height, which is currently 35 feet. He noted that 35 feet does allow for a three story structure and is taller than what is allowed in the R-1 zone district, which has a maximum height requirement of 25 feet.

Doering explained that the numbers for row houses took into consideration that they would be attached, and so the minimum width was reduced and setbacks and lot sizes were adjusted to match other buildings and increase maximum coverage area.

Larimer asked for clarification of maximum building coverage. Doering explained that all structures, including garages, were included when calculating maximum coverage area.

Banks stated that he believed that the proposed changes were beneficial in creating a higher return on investment. Doering commented that the goal is to provide home ownership opportunities and not just apartments. Banks commented that banks can be an issue with lending money and that perhaps there are some initiatives the Town can take to ensure that banks work with new homeowners.

Doering added that the proposed numbers may have to be re-examined down the road to make sure there are no problems with them.

Banks noted infrastructure issues and asked if that was taken into consideration. Doering noted that staff did not necessarily look at existing infrastructure since the proposed changes only dealt with dimensional standards. He added that allowing developers to build more homes on more lots in the same amount of space allows the cost of infrastructure to be split by more people, resulting in less cost per unit.

Bliss asked about fire wall separation. Doering replied that if a building is constructed with a setback of zero to three feet, there are fire code requirements, but that if the setback is set to five feet, the building requirements are different. He clarified that anything under five feet has stricter requirements. Doering added that there are some concerns with building a fire codes in the event that a building is not constructed exactly where it is supposed to be.

Larimer noted that the proposed five foot setback only allows for a 15 foot wide home. Davis agreed that 15 foot seemed narrow, but Schultz-Writsel commented that she had seen some before and it seemed okay. Schultz-Writsel added that any narrower, such as a 12 foot wide house, would likely be a challenge. Larimer stated that he would prefer to have a three foot wide setback instead of a five foot wide setback to allow for a wider house. Doering responded that there are more building codes with a three foot setback and reiterated that the code is different for a five foot setback than for a three foot setback.

The Commission continued discussion on the proposed five foot setback. Schultz-Writsel stated that the 12 foot wide houses she had been in were like living in a stairwell. Larimer noted that he would not want to live in a 15 foot wide house. Doering stated that there was currently a 15 foot wide house being built on South Gunnison. Banks noted that the cost per square foot would be fairly minimum with that narrow of a house. Larimer stated his preference for a three foot setback, which would give developers more of an opportunity to build a wider home. Doering reiterated the stricter building codes that would be applied to a three foot setback and noted some recent incidences where people built 2.9 feet instead of three which caused huge problems.

Bliss stated concern with more expensive construction. Doering stated that staff could not comment on whether or not it would have an effect on building costs. Larimer commented that an individual could build at a five foot setback and avoid the costs associated with building and fire codes and have a narrower house, or pay extra to have a wider house. Larimer stated that the three foot setback simply allows for more options. Doering clarified that the proposed changes would only limit the minimum setback although that didn't mean a developer would have to build to the minimum. He added that building to the minimum would allow for more units in the same space. Doering also recommended that the Commission look at

the house being constructed on South Gunnison. Larimer commented that a 25 foot wide lot with five foot side setbacks do not seem like incentives to build. Doering clarified that five feet is the minimum setback requirement to not have firewall concerns from a building code standpoint. Banks stated that he felt the changes encourage row houses. Doering commented that with the proposed amendment of five feet to three feet, staff may reconsider maximum lot coverage.

Larimer asked about tabling it for staff to reconsider numbers. Doering replied that it was a possibility to table but that staff would like to get it to the Board of Trustees as soon as possible. Banks stated support for proposing an amendment.

Larimer made a motion to make an amendment to the proposed changes to the R-3 dimensional requirements as listed in Section 16-245 of the Municipal Code to reduce the minimum side yard setback from five feet to three feet. Bliss seconded. **Motion #4** carried unanimously.

Larimer made a motion to recommend to the Board of Trustees to approve the amendments to the dimensional requirements of the High Density (R-3) zone district listed in Section 16-245 of the Town of Buena Vista Municipal Code with the amendment as passed in **Motion #4** by the Planning and Zoning Commission. Bliss seconded. **Motion #5** carried unanimously.

3 Mile Plan

Reynolds then presented the 2016 3 Mile Plan to the Commission. Reynolds began by discussing municipal annexations and explained that an annexation is basically an agreement between the Town of Buena Vista and a landowner. He noted that there were very few circumstances that would force an annexation but that the 3 Mile Plan would outline negotiation factors in the event of annexation. Reynolds explained the State requirements for communities to develop a 3 Mile Plan so that they can plan for services to those areas such as transportation, utilities, water, and public spaces. He noted that the plan is required to be updated on a yearly basis.

Reynolds then displayed the current map of the Town of Buena Vista with the town boundaries and then showed the 3 mile buffer area, then displayed the desired area for growth, which included areas to the north, south, and west of Town. He explained that that area did not include the land east of Town as most of that land is owned by the federal government. Reynolds displayed the map from 2015 and stated that the map was revised for clarity for the 2016 plan.

Reynolds noted that different areas of desired growth had its own challenges. He added that some changes had been made to the 2015 plan based on staff's direction. He stated that the Buffalo Hills Subdivision would have difficulties with utility services and that it is already mostly built out, meaning that there would not be a benefit to annexing it in. He added that the distance from Town boundaries was also a factor in not annexing in that area. He continued by discussing the Carpenter Subdivision, which was recently acquired by the Town of Buena Vista as a part of airport expansion operations.

Reynolds then discussed the different subareas of possible annexations. He stated that the subareas were created in order to provide more detail:

Area 1 - Airport Land. Reynolds explained that this area is included as potential expansion for airport operations.

Area 2 - South Pleasant Avenue and Clearview Church parcel. Reynolds noted that the parcel is surrounded by land that is within Town limits but that there are possible political implications with annexing this parcel. He added that roadway connections are needed on Pleasant Avenue and that the

land could be used for commercial purposes but that the Town would mostly be looking for development of single family residences.

Area 3 - CR 313. Reynolds explained that this area is mostly built out with single family residences but that the road would need to be improved to Town standards. He noted that this area is north of the Department of Corrections (DOC) facility, which would provide for commercial and industrial uses

Area 4 - DOC facility. Reynolds stated that this area has already been improved and that utilities have already been provided but that at this time, there is no benefit to the Town for annexation as the property is owned by the State. Reynolds added that a possible reason for future annexation would be to gain continuity to Johnson Village.

Area 5 – Johnson Village Commercial District. Reynolds noted that this area would expand the commercial tax base for the Town but added that in order to annex in, the Town would have to go through the DOC or the airport for connection and continuity.

Area 6 – Johnson Village Residential District. Reynolds explained that this area is primarily residential and that there are known utility issues in the area. He added that code enforcement would also be an item for discussion but added that the benefit would be expanded residential opportunities.

Area 7 - County Residential. Reynolds noted that this area is northwest and directly north of the Town and that it is mostly residential. He mentioned that this area would include the historic drive in movie theater and added that there are known flood plain concerns in addition to utility services needing to be expanded. Reynolds noted that this would also include The Meadows.

Area 8 – Buena Vista Highway Commercial. Reynolds stated that this area is directly north of Buena Vista and noted that this would provide commercial expansion as well as expanding the tax base.

Area 9 – Colorado Parks and Wildlife (CPW) Land Swap. Reynolds noted that this area was south of town and owned by CPW, so a land swap would need to occur before any annexation happened. He stated that this would provide for expanded commercial uses in this area and added that if this were to occur, Area 2 would become an enclave making it easier to annex.

Area 10 - BLM Land Swap. Reynolds explained that this would include two triangle areas north of South Main and north of Ramsour Bridge, which are owned by the BLM. He explained that the Town owns land on the east side of River, where the Barbara Whipple trail crosses. He stated that a land swap would clarify ownership of the land such that the BLM would own land on the east side of the river and the Town would have land to the west of the river.

Reynolds continued by explaining that the 3 mile plan also covers special districts that go to the border of Chaffee County and explained that even with annexing, the Town would not cross district lines. He added that if any annexation were to take place, these special districts would need to be notified. He clarified that the Special Districts included the Fire District, Sanitation District, Library District, School District, Southeastern Colorado Water District, Upper Arkansas Water District, and Salida Hospital District. Reynolds concluded by stating that staff recommends approval of the 3 Mile Plan.

Larimer asked for clarification regarding this year's plan with the plan presented in 2015. Doering responded that this did not change the areas that the Town desires for future growth, but that staff tried to provide greater clarity to each of the areas. He added that the State statute states that communities cannot annex land further than three miles away in any given year and that a plan must be prepared at least once a year for guidance for annexation.

Banks asked if the Town annexed anything last year. Doering responded that the Town did not. Banks asked if the Town had plans to annex land this year. Doering responded that the Town does not have plans at this time.

Reynolds added that when it comes to airport land, the Town owns land under the runway even though it's not in town limits. He stated that there is more flexibility in annexing land in that the Town owns. He noted that the 3 Mile Plan is in place in the event someone wants to annex in.

Doering clarified that according to State statute, there is a contiguous requirement of ½ contiguity, meaning that ½ of the property to be annexed in has to be touching the Town. He noted several of the areas mentioned were not contiguous to Town so that several annexations would have to occur before those areas could be annexed, such as Johnson Village. He also noted that the parcel identified in Area 2 has been surrounded by the Town for longer than three years, meaning the Town could force an annexation on that property. He added that other annexations would have to be applied for by the property owner.

Banks inquired about the mobile home park next to Johnson Village. Reynolds reiterated that that area was included in the 3 Mile Plan but that that area would have problems with utility connections and code enforcement issues. He added that the subdivision north of the mobile home park had looked at possibly annexing in but that they had utility connection concerns as well.

The Commission discussed the implications of annexing in the property and the contiguity requirement. Reynolds explained that that would be a flagpole annexation and that the road would have to be brought up to Town standards and maintained with each annexation. Doering added that any contiguous property owner could apply for annexation at any time. Reynolds stated that the 3 Mile Plan is designed to plan the best route for growth for the Town. Doering commented that the 3 Mile Plan allows the Town to identify what the community desires for growth and plan for the future.

Larimer commented that he believes that the County would like to connect CR 317 across the state wildlife land. Doering stated that that has been discussed along with other possible road connections. Reynolds clarified that the 3 Mile Plan included specific plans which are referenced in the document, such as a Transportation Plan.

With no further discussion, Bliss recommended approval of the 3 Mile Plan to the Board of Trustees. Banks seconded and **Motion #6** carried.

STAFF / COMMISSION INTERACTION

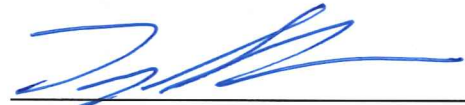
Doering informed the Commission that the APA State Conference is next week. He added that Barkowski will be attending, but that another Commissioner can go as well as there is an additional slot. Doering mentioned that he would be out of the office and to contact Scott to express interest in going.

Doering continued by stating that the Town missed the opportunity to attend the housing summit in Durango as there wasn't enough time to get an application together. He noted that Community Builders is looking to host a workshop in February/March and that the Town hoped to put a team together by then to attend.

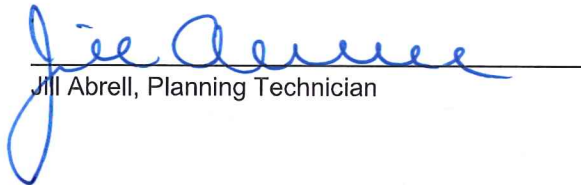
ADJOURNMENT

There being no further business to come before the Commission, Commissioner Bliss motioned to adjourn the meeting at 8:04 p.m. Commissioner Banks seconded. **Motion #7** was unanimously approved.

Respectfully submitted:



Trey Shelton, Chair



Jill Abrell, Planning Technician